

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 ACACIA COURT BEAUFORT VIC 3373

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,750

Property type

House

Suburb

Beaufort

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

21 HAINS CLOSE BEAUFORT VIC 3373	\$585,000	18-Feb-22
13 HAINS CLOSE BEAUFORT VIC 3373	\$585,000	20-Oct-22
7 EMBLING STREET BEAUFORT VIC 3373	\$645,000	15-Sep-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 03 February 2023



21 HAINS CLOSE BEAUFORT VIC 3373

Sold Price

\$585,000

Sold Date

18-Feb-22

4

2

2

Distance

0.03km



13 HAINS CLOSE BEAUFORT VIC 3373

Sold Price

Sold Date

20-Oct-22

4

2

2

Distance

0.09km



7 EMBLING STREET BEAUFORT VIC 3373

Sold Price

\$645,000

Sold Date

15-Sep-21

3

2

2

Distance

2.2km

RS = Recent sale

UN = Undisclosed Sale

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